



WESTFIELD-WASHINGTON
Advisory Planning Commission

June 2, 2014
1406-DP-18 & 1406-SPP-14
Exhibit 1

Petition Number: 1406-DP-18 & 1406-SPP-14

Subject Site Address: East Side of Casey Road, Approximately 1,000 feet south of 186th St.

Petitioner: Platinum Properties Management Company, LLC

Representative: Brian Robinson – Stoepelwerth & Associates, Inc.

Request: Primary Plat and Development Plan review for 44 single family residential lots on approximately 16 acres in the Residential District 2 section of Springmill Trails in the Springmill Trails PUD.

Current Zoning: Springmill Trails PUD District
Residential District 2; Underlying Zoning is SF-5

Current Land Use: Vacant

Approximate Acreage: Approximately 16 acres

Zoning History: Springmill Trails PUD (Ord. 11-19)

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Primary Plat
4. Site Plan
5. Landscape Plan
6. Springmill Trails PUD (Ord. 11-19)

Staff Reviewer: Ryan Clark

Procedural

- | | |
|---|------------|
| • TAC Meeting | 05/20/2014 |
| • APC Notice Deadline | 05/23/2014 |
| • APC First Meeting (Public Hearing) | 06/02/2014 |
| • Revised Plan Submittal & APC Packet Materials | 06/06/2014 |
| • APC Second Meeting | 06/16/2014 |
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Project Overview

Project Location

The subject property is approximately 16 acres in size and is located on the east side of Carey Road, south of 186th Street and north of SR 32 (the "Property"). The Property is bound by Casey Road to the west, agricultural property (Zoned PUD) to the north and east, and single-family detached homes to the south (zoned PUD).

Project Description

The proposed development plan is for the platting of forty-four (44) single-family detached residential lots within the Residential District 2 of the existing Springmill Trails PUD (the "Project").

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location – **COMPLIANT**
 - Any street related to the subdivision – **COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities – **Not Applicable**
 - Title, scale, north point and date – **COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names – **COMPLIANT**
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision – **COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner - **COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data. – **NOT COMPLIANT.**
 - Easements - locations, widths and purposes - **COMPLIANT**



- Statement concerning the location and approximate size or capacity of utilities to be installed
 - **Coordinate with WPWD**
- Layout of lots, showing dimensions and numbers and square footage – **COMPLIANT**
- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes - **COMPLIANT**
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent - **COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners - **COMPLIANT**
- Building setback lines – **COMPLIANT**
- Legend and notes - **COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Petitioner is coordinating with Westfield Public Works Department.**
- Other features or conditions which would affect the subdivision favorable or adversely – **Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used – **COMPLIANT.**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land - **COMPLIANT**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Petitioner is coordinating with Westfield Public Works Department.**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property - **Not Applicable to the Petition**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
 - **Petitioner is coordinating with Hamilton County Surveyors Office.**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc. - **Not Applicable to the Petition**

WESTFIELD DEVELOPMENT REQUIREMENTS (WC 16.04.165 C)

A. Zoning District Standards: Springmill Trails PUD Standards (Ord. 11-19)

Section 2.3 Residential District 2:

- B. Minimum Lot Area – 5,400 sq ft (front load lots) – **COMPLIANT**
- C. Minimum Lot Frontage – 40 ft (front load lots) – **COMPLIANT**
- D. Minimum Setback Lines:
 - 1. Front yard – 20 ft (front load lots) - **COMPLIANT**
 - 2. Side yard – 6 ft (front load lots) – **Review for compliance at Building Permit Stage**
 - 3. Rear yard – 15 ft (front load lots) - **COMPLIANT**
 - 4. Minimum Lot Width at Building Line – 60 ft (front load lots) – **Review for compliance at Building Permit Stage**
 - 5. Maximum Building Height - 25 ft (front load lots) – **Review for compliance at Building Permit Stage**
- E. Minimum Square Footage – **Review for compliance at Building Permit Stage**
- F. Architectural Standards – **Review for compliance at Building Permit Stage**
- G. Lot Landscaping Requirements - **Review for compliance at Building Permit Stage**
 - 1. 1 shade tree and 6 shrubs shall be planted in each front yard of a Single Family Detached - **Review for compliance at Building Permit Stage**
 - 2. 4 shrubs in each side yard - **Review for compliance at Building Permit Stage**
 - 3. 1 shade tree in the rear yard - **Review for compliance at Building Permit Stage**
 - 4. For Attached – **Not Applicable**
- H. Additional Standards
 - 1. The use of vinyl siding as an elevation exterior building material shall be prohibited within 300' of Eagle Parkway or 186th Street. - **Review for compliance at Building Permit Stage**
 - 2. A maximum of 15 lots is permitted adjacent to one another without a break comprised of a common area, a change in dwelling/lot type or street right-of-way. – **COMPLIANT**
 - 3. No rear yard shall abut Eagle Parkway or 186th St. Lots shall face Eagle Parkway or 186th St or be separated by from the street by project open space a minimum of 100' in depth. See article 8.3f.
 - a. (8.3f) In any case where the front of lots or dwellings do not face Eagle Parkway, 186th St, or Springmill Road, a minimum of one of the following standards shall be met:
 - i. Evergreen trees shall be planted in a double staggered row (each row planted 15' on center or
 - ii. Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets- **Review for compliance at Building Permit Stage**
 - 4. No one dwelling type may exceed sixty (60) percent of the total number of dwellings in the district. – **Petitioner is working with staff to ensure compliance.**
 - 5. A minimum of three dwelling types shall be constructed within the district.



6. Included by reference, as Exhibit F, are photographs of homes that may be constructed within Residential District 2.
7. A maximum of 1250 Single Family Detached and Attached dwellings shall be permitted within Residential District 2 – **COMPLIANT**

Section 2.4: Development Amenities

- **Petitioner is working with Staff to ensure compliance.**

Section 2.5: Additional Standards:

- Maximum Density – Up to 6 dwellings per acre (Residential District 2) – **COMPLIANT**
- Maximum number of single family homes – 1950 (attached and detached) – **COMPLIANT**
- Open Space – minimum of 21% of the development area for each district – **Petitioner is working with staff to ensure compliance.**
- Section 8.2: On-Site and Street Frontage Landscaping Requirements

Single Family Residential District 2, Detached: - **Petitioner is working with staff to ensure compliance.**

Shade Trees: 6 per dwelling unit

- Ornamental or Evergreen Trees: 4 per dwelling unit
- Shrubs: 16 per dwelling unit

Required	Builder Installed	Shown Trees	Compliance
6 Shade Trees per lot 264 required	2 per lot or 88 total	90	Not compliant
4 Ornamental/Evergreen per lot 176 required		104	Not compliant
16 Shrubs per lot 704 required	10 per lot or 440	616	Not Compliant

****Must be planted somewhere within each individual residential district.**

Section 8.3: Buffer Yard Requirements – **Not Applicable**

3. Subdivision Control Ordinance – **See “Primary Plat Review” [Page 2]**



4. Development Plan Review (WC 16.04.165)

1. Any Single Family Subdivision Development in a Residential District (AG-SF1, AG-SF-I, SF1, SF-A, SF2, SF3, SF4, SF5).

- a. Site Access and Site Circulation:

- (1) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference; - **Coordinate with WPWD**
- (2) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and, - **COMPLIANT**
- (3) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision. Subdivisions shall be provided with internal sidewalks or pathways along all internal streets as well as sidewalks or pathways along perimeter streets. All sidewalk or pathway systems shall be designed so as to connect to an existing or proposed sidewalk or pathway network. - **COMPLIANT**

Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield-Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

- b. Landscaping – See WC 16.06 et seq. – **See Sections 2.3(G) and 8.2**
 1. Road frontage standards: At least one shade tree every 30 lineal feet
 2. 433 lineal feet; 14 shade trees required – **COMPLIANT**
- c. Lighting – See WC 16.07 et seq. - **Not Applicable to the Petition**
- d. Signs – See WC 16.08 et seq. - **Not Applicable to the Petition**
- e. Building Orientation. – **See “Springmill Trails PUD Standards” [Page 3]**
- f. Building Materials. – **See “Springmill Trails PUD Standards” [Page 3]**

5. Comprehensive Plan Compliance – **COMPLIANT**

6. Street and Highway Access - **To be reviewed by WPWD.**



7. Street and Highway Capacity - **To be reviewed by WPWD.**
8. Utility Capacity - **To be reviewed by WPWD and other service providers.**
9. Traffic Circulation Compatibility - **To be reviewed by WPWD.**

Staff Comments:

- 1) No action is required at this time.
- 2) Prior to final deposition, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being on the next APC agenda.
- 3) If any member has questions prior to the hearing, then please contact Ryan Clark at 317.674.6599 or rclark@westfield.in.gov.